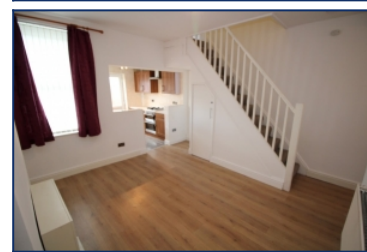
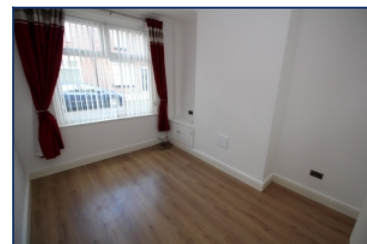


Lincoln Street, Garston, L19



To Let - £575 per calendar month

Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: C72
- Well Presented Throughout
- Period Terraced Property
- Modern Fitted Kitchen
- Local Shops And Amenities
- Excellent Transport Links
- Off Street Car Parking To Rear
- Large Back Yard/Garden
- Double Glazing & Gas Central Heating
- Available For Long Term
- Viewing Highly Recommended

Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: Off Street, Gated, Driveway
- No. of Parking Spaces: 1
- Outside Space: Back Yard, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob
- Bills Included: None

Move-in Costs

- Security Deposit: £663.46
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £132.69. The holding deposit will go on to form part of your rent/security deposit. The balance of any rent/security deposit is normally payable the working day before you move in.

Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £17,250
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

Description

A WELL PRESENTED 2 BEDROOM TERRACED HOUSE BENEFITING FROM A LARGE BACK GARDEN/YARD AND OFF STREET CAR PARKING

Situated in Garston, a small yet popular south Liverpool suburb and home to many useful amenities including Liverpool South Parkway Train Station, Long Lane Sports Complex and a municipal library. Neighbouring suburb Speke, encompasses Liverpool John Lennon Airport, New Mersey Retail Park and Speke Hall. Speke Hall is a wood-framed wattle-and-daub Tudor manor house and is one of the finest surviving examples of its kind. St Mary's Road is a popular main road running through Garston and features a diverse selection of wine bars, coffee shops and independent businesses. Garston is also home to good

schools including Gilmour Junior School and can be within the catchment area of St Margaret's Academy. It offers excellent rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, front living room, back dining room, modern fitted kitchen and a good size back garden/yard with gated access and room for parking. To the first floor are two double bedrooms, a single bedroom and a family bathroom.

The property also benefits from double glazing and gas central heating.

This property will not be on the market for long so contact us today to arrange your viewing!

Additional Images



Kitchen



Kitchen



Front Bedroom



Back Bedroom



Bathroom



Outbuilding



Back Garden/Yard



Back Garden/Yard

Tel: 0151 727 2469
Fax: 0151 727 4943

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Mossley Hill, Liverpool, L18 1LN

Email: lettings@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.